



€349950 - Gorgeous Farmhouse With Beautiful Living Space And Walled Garden



Agent Info

Naam:	Christophe GUAY
Bedrijfsnaam:	Agence TIC Ruffec
Mistlampen:	France
Experience since:	1985
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (545) 710-046
Languages:	French
Website:	https://tic-ruffec.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 349,950

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Ruffec
Geplaatst:	19-06-2024

Omschrijving:

This superb, tastefully renovated country property is situated in a magnificent setting. Comprising large living rooms, five bedrooms all set in a well-kept garden with several outbuildings not least a rare "Pigeonnier". The current owners have decided to keep the original features and add modern touches to create a warm and welcoming atmosphere. Ideal for a family. Good electrics, new roofs and in immaculate order.

With the hangar converted into a covered terrace, you can enjoy the fine weather with your loved ones.

This property is not far from Ruffec and its many shops and schools etc.

In detail, it comprises on the ground floor:

Entrance (5m²): tiled floor

Fitted kitchen and dining room (46m²): "coeur de demoiselle", beautiful fireplace with a mezzanine / bedroom (28m²) with carpet/seagrass and WC (3m²) with linoleum and washbasin

Lounge (42m²): tiled floor, fireplace with wood-burning stove



Utility room (9m²): tiled floor, sink
WC (3m²): tiled floor, washbasin

First floor:

Landing (10m²): wooden floor ;
Bedroom (11m²): wooden floor;
Bedroom (28m²): wooden floor and en-suite shower room (8m²): linoleum, shower, WC and washbasin;
Bathroom (6m²): tiled floor, bath with shower, washbasin, WC;

2nd Floor :

Bedroom (42m²): carpet/seagrass, velux window
Bedroom (16m²): linoleum, velux window (accessed via the larger bedroom on this floor)

Outside:

Walled garden of 1820m² with well, vegetable garden, ample parking

Chicken coup

Dovecote ;

Barn with floored attic offering the possibility of creating a gite. Possibility of parking 2 cars.

Information on the risks to which this property is exposed is available on the Georisques website:
www.georisques.gouv.fr

Algemeen

Slaapkamers:	4
Badkamers:	2
Afgewerkte vierkante meter:	252 m ²
Lot Afmeting:	1.82 m ²

Room details

Total rooms:	7
Indoor Features:	Fitted kitchen

Building details



Aantal verdiepingen: 3

Lease terms

Date Available:

Additionele informatie

Virtual tour URL: <http://www.youtube.com/embed/tPFWp8-oF7I>

Contact information

IMLIX ID: IX5.836.144

